

## APPROVAL OF ML 53691 - METALLIFEROUS MINERALS

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Coal & Mineral

**Drafted By:** Mansfield, Jerry

**ID:** 848

## CONTRACT DETAILS

**Lessee:** JEANNIS INDUSTRIES, L.C.

**Address:** 4257 PANORAMA DRIVE  
SALT LAKE CITY, UT 84124

**Administrator:** Not Defined

**County:** Juab

**Total acres:** 540.71

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 12/13/2017)

T12S, R12W, SLB&M	Section 18	LOTS 1(36.12), 2(36.16), 3(36.20), 4(36.23) [AKA W2W2]	144.71 acres
T12S, R12W, SLB&M	Section 36	E2E2	160.00 acres
T12S, R13W, SLB&M	Section 13	E2 [LESS MINING CLAIM ML 48707-MC] [METES & BOUNDS]	236.00 acres

## FINANCIAL/REVENUE

Check no. 606 from Richard D. & Jean A. Moody in the amount of \$571.00 should be applied as follows: \$541.00 to first years rental and \$30.00 to application fee.

## SUMMARY

Approved for a 10-year term, rental of \$541.00, production royalty of 8% for fissionable and 4% for non-fissionable minerals, based on the gross value of the ore.

## TYPE OF RECORD: APPROVAL

## BOND / INSURANCE STATEWIDE - RELEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Oil & Gas

**Drafted By:** Alldredge, David

**ID:** 860

## BOND / INSURANCE DETAILS

**Principal Name:** SAMSON RESOURCES COMPANY

**Bond Type:** Surety Bond

**Amount:** \$15,000.00

**Reference Number:** K08598964

**Issued By:** WESTCHESTER FIRE INSURANCE COMPANY OF

## SUMMARY

On November 28, 2017, Samson Resources, 15 East 5th Street, Suite 1000, Tulsa, OK 74103, requested release of Bond of Lessee no. K08598964. Surety is Westchester Fire Insurance Company, 525 West Monroe, Suite 700, Chicago IL 60661. Samson Resources no longer owns or operates any oil and gas assets in Utah or conducts business in Utah. The Auditing Group has reviewed this request and has no outstanding audit issues.

## TYPE OF RECORD: APPROVAL

## CORRECTION TO MARCH 18, 2005 DA - NAME CHANGE - ML 48065 - OIL GAS & HYDROCARBON

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Oil & Gas

**Drafted By:** Hale, Aly

**ID:** 864

### CONTRACT DETAILS

**Lessee:** ALKER, HENRY A

**Address:** 5360 VINE HILL ROAD  
SEBASTOPOL, CA 95472

**Administrator:** Adams, Wes

**County:** Carbon

**Total acres:** 640.00

**Start Date:** 09/01/1998

**Beneficiary:** School

**Expiration Date:** 12/31/2999

**Royalty Rate:** 12.5%

### LAND PARCELS (GIS Review of Description: 11/02/2017)

T15S, R12E, SLB&M Section 16 ALL

640.00 acres

### FINANCIAL/REVENUE

A name change filing fee in the amount of \$15.00 was accepted on 12/11/17.

### SUMMARY

On the Director's Minutes of March 18, 2005, page 1, a name change to Savoy Energy LLC from Savoy Energy Inc. was submitted for record-keeping purposes, affecting three (3) leases. **ML 48065** should have been on the request and was erroneously left off. The lessee has paid the required name change fee and the Business System has been updated to reflect the change.

### TYPE OF RECORD: RECORD KEEPING

## AMENDMENT #3 - REDUCTION IN ACRES DUE TO SALE - SULA 430 - AGRICULTURE AND FEE WAIVER

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Stewart, Slate

**ID:** 817

### CONTRACT DETAILS

**Lessee:** HOLT FARMS LLC

**Address:** 95 EAST MAIN ST  
PO BOX 130  
ENTERPRISE, UT 84725

**Administrator:** Stewart, Slate

**County:** Iron

**Total acres:** 327.70

**Start Date:** 09/01/1978

**Beneficiary:** School

**Expiration Date:** 08/31/2029

### LAND PARCELS (GIS Review of Description: 11/29/2017)

T35S, R17W, SLB&M Section 6 LOTS 1-5, S2NE4, SE4NW4

327.70 acres

### BACKGROUND

PS 8598 containing 630 acres of trust lands in Iron County was approved for sale (see Director's Actions, October 27, 2017, ID #552). On Wednesday, November 15, 2017, said acreage was sold at the Trust's land sale auction and the transfer was completed with the approval of C-26761 (see Director's Actions, December 4, 2017, ID #757).

Of the 630 acres sold, 470 of those acres were included in Special Use Lease Agreement No. 430. The lessee of record for SULA 430 was the successful bidder for this sale.

### NARRATIVE

Due to the sale of the lands contained in C-26761, SULA 430 must be amended to remove the 470 acres that were sold thereby reducing the acreage contained therein.

SULA 430 will now contain 327.70 acres as described above and the contract will be amended.

### FINANCIAL/REVENUE

Because this amendment is due to an action of the Trust, it is recommended that the amendment fee of \$400.00 be waived.

The annual rental amount due on December 1, 2017 was prorated for the remaining acres within the lease. The prorated amount of \$2,288.19 was submitted (Receipt # SL107032).

The assessment date for the next five-year review with a potential rental adjustment will be December 1, 2018.

### SUMMARY

Special Use Lease Agreement No. 430 has been amended to reduce the acreage. The 470 acres sold as part of PS 8598 and C-26761 were deleted, leaving a balance of 327.70 acres. The amendment fee of \$400.00 was waived since this was an agency-initiated action.

### TYPE OF RECORD: RECORD KEEPING

## AMENDMENT - SULA 1248 - TELECOMMUNICATION

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Bagley, Gary

**ID:** 855

### CONTRACT DETAILS

**Lessee:** SBA STRUCTURES, LLC

**Address:** ATTN: SITE ADMINISTRATION  
8051 CONGRESS AVE.  
BOCA RATON, FL 334871307

**Administrator:** Bagley, Gary

**County:** Tooele

**Total acres:** 0.23

**Start Date:** 06/01/2000

**Beneficiary:** School

**Expiration Date:** 05/31/2020

### LAND PARCELS (GIS Review of Description: 10/24/2017)

T1S, R11W, SLB&M Section 16 NW4NW4 (WITHIN)

0.23 acres

### BACKGROUND

SBA STRUCTURES, LLC is the Lessee of this communication tower for cellular and wireless communications. This action is to amend the lease, which would otherwise expire on May 31, 2020.

### NARRATIVE

The lessee is the current operator of this communication site and has formally requested that the existing lease for a cellular-wireless communication tower and facility be amended to allow for a longer term. The primary and sole purpose of the lease shall remain for the lessee's cellular - wireless communication tower and facility and its subleasing business. The operator has expressed the importance of increasing the lease term for future planning and creating business opportunities and potential sublease tenants, especially since the lease is due to expire on May 31, 2020 without an amendment. The lessee is a successor in interest to the original lessee, and is operating the current site in connection with its federally licensed communications business. The lessee and the Trust propose to continue leasing the existing communication site using a proposed amended and restated lease agreement to replace the current lease agreement.

The existing site is exempt from review by the Resource Development Coordinating Committee ("RDCC") and the local Association of Government and County because it is an existing site. The local government is aware and supportive of the existing site.

Because the site is an existing facility, this is an amended lease only, and there is no planned additional future surface disturbance. The site is not an undertaking for cultural resource review and paleontological survey review.

The proposed amendment is consistent with Rule 850-30-1000 and Rule 850-2, and it is in the best interest of the Trust to amend the special use lease agreement.

The term of the amended lease is 20-years, which is the normal maximum term for telecommunication site leases, as provided for in R850-30-200(3)(c).

As part of this amendment, the name is being changed from AAT Communications, Corp., which is an acquisition company of SBA Towers II, LLC., to SBA Structures, LLC. The address remains unchanged.

### FINANCIAL/REVENUE

Trust staff is recommending an amount of \$12,525.00 per year as the amended annual holding base lease rental for the first five-year period, as provided for in the proposed amended and restated lease agreement. The lessee's sole business is leasing space to cellular and wireless communication sublessees. It does not have its own radio communication business. The proposed rental for this type of use in this area is within the range of market value.

The Trust is requiring the lessee to amend and restate the lease agreement in its entirety, using a currently amended and restated special use lease form. The amended lease contains an improved structure for future subleasing opportunities, giving a larger share of any potential sublease revenue (20% of gross sublease revenue received) from co-located sublessees to the

beneficiaries than in the existing lease agreement.

The difference in the fair-market value of the subject parcel and surrounding lands valued as raw lands vs. the highest and best use return as a communication site is significant. It is nearly certain that the return per acre for the parcel as a communication site will greatly exceed the fair-market value rental of the subject property for other surface uses. The current raw land value in this area is approximately \$200.00 per acre. The proposed continued use is still considered the highest and best use of this property, and as far as can be determined, shall not adversely affect the remainder of the trust lands for the remainder of the lease term.

The lessee is a Delaware Limited Liability Company, registered in the State of Utah, and in good standing. The lessee has current insurance coverage and has a \$5,000.00 surety bond, which is being increased to an amount of \$10,000.00.

**SUMMARY**

The Lease is hereby amended with a 20-year term, and with an amended new beginning date of January 1, 2018 and expiration date of December 31, 2037. There is a beginning base holding rental of \$12,525.00 annually, which includes the first co-located sublessee; in addition, there is a 20% revenue share agreement of all gross revenue received from each future sublessee, as set forth in the amended and restated lease agreement. The next five-year review is to be completed by January 1, 2023.

**TYPE OF RECORD: APPROVAL**

## ASSIGNMENT APPROVAL - GP 21430 14 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 858

### CONTRACT DETAILS

**Administrator:** Chamberlain, Scott

**County:** Juab; Tooele

**Total acres:** 800.00

**Start Date:** 07/01/2014

**Beneficiary:** School

**Expiration Date:** 06/30/2029

**AUMs:** 75.00

### NARRATIVE

A portion of this grazing permit will be assigned from Kurt Alloway, 2289 East Pine Canyon, Tooele, UT 84074, to grazing permit GP 21289-14 in the name of Kim and Michael Terril, 4454 West 2500 North, Delta, UT 84624. The permittee is assigning the below legal description which is 42.67% interest (32 AUMs).

T 10 S, R 6 W, Section 32: S½ (320 acres)

This assignment meets the requirements to be exempt from the \$10.00/AUM assignment fee. Therefore, it qualifies for the assignment fee of \$30.00, which has been submitted.

A GIS review of both permits was completed.

### SUMMARY

A portion of this grazing permit was assigned from Kurt Alloway, 2289 East Pine Canyon, Tooele, UT 84074 to grazing permit GP 21289-14 in the name of Kim and Michael Terril, 4454 West 2500 North, Delta, UT 84624 .

### TYPE OF RECORD: APPROVAL

## ASSIGNMENT APPROVAL - GP 21289 14 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 857

### CONTRACT DETAILS

**Administrator:** Chamberlain, Scott

**County:** Tooele

**Total acres:** 440.00

**Start Date:** 07/01/2014

**Beneficiary:** School

**Expiration Date:** 06/30/2029

**AUMs:** 44.00

### NARRATIVE

A portion of this grazing permit will be assigned from Kim and Michael Terril, 4454 West 2500 North, Delta, UT 84624, to grazing permit GP 21430-14 in the name of Kurt Alloway, 2289 East Pine Canyon, Tooele, UT 84074. The permittee is assigning the below legal description which is 72.7% interest (32 AUMs).

T 10 S, R 6 W, Section 36: N½ (320 acres)

This assignment meets the requirements to be exempt from the \$10.00/AUM assignment fee. Therefore, it qualifies for the assignment fee of \$30.00, which has been submitted.

A GIS review of both permits was completed.

### SUMMARY

A portion of this grazing permit was assigned from Kim and Michael Terril, 4454 West 2500 North, Delta, UT 84624 to grazing permit GP 21430-14 in the name of Kurt Alloway, 2289 East Pine Canyon, Tooele, UT 84074.

### TYPE OF RECORD: APPROVAL

## ASSIGNMENT APPROVAL - GP 23093 14 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Stewart, Slate

**ID:** 854

### CONTRACT DETAILS

**Administrator:** Stewart, Slate

**County:** Iron

**Total acres:** 2,375.70

**Start Date:** 07/01/2014

**Beneficiary:** School

**Expiration Date:** 06/30/2029

**AUMs:** 75.00

### NARRATIVE

This grazing permit will be assigned from Brad Bowler, P.O. Box 236, Enterprise, UT 84725, to L&B Farm and Cattle, c/o Brad Bowler, P.O. Box 905, Enterprise, UT 84725. The assignment is for 100% interest (75 AUMs).

### FINANCIAL/REVENUE

This assignment meets the requirements to be exempt from the \$10/AUM assignment fee. Therefore, it qualifies for the assignment fee of \$30, which has been submitted (Receipt #RF006546).

### SUMMARY

The assignment of 100% (75 AUMs) of GP 23093-14 from Brad Bowler, to L&B Farm and Cattle, was approved.

### TYPE OF RECORD: APPROVAL

## BOND RIDER ACCEPTANCE - SULA 1307 - TELECOMMUNICATION

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Bianchi, Linda

**ID:** 837

### CONTRACT DETAILS

**Lessee:** ANDEAVOR FIELD SERVICES LLC

**Address:** 1680 WEST HWY 40  
SUITE 203  
VERNAL, UT 84078

**Administrator:** Bagley, Gary

**County:** Uintah

**Total acres:** 0.57

**Start Date:** 03/01/2001

**Beneficiary:** School

**Expiration Date:** 02/28/2037

### BOND / INSURANCE DETAILS

**Principal Name:** ANDEAVOR FIELD SERVICES LLC

**Bond Type:** Surety Bond

**Amount:** \$10,000.00

**Effective Date:** 07/12/2017

**Reference Number:** 0206384

**Issued By:** BERKLEY INSURANCE COMPANY

### SUMMARY

The lessee's name has changed on this lease from QEP Field Services, LLC to Andeavor Field Services LLC on the December 4, 2017 Director's Actions (ID #774). The Trust has received a Bond Rider for Bond No. 0206384 to make the applicable name change.

### TYPE OF RECORD: APPROVAL

## BOND RELEASE- SULA 1811 - INDUSTRIAL

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Davis, Jim

**ID:** 834

## CONTRACT DETAILS

**Lessee:** FINLEY RESOURCES INC

**Address:** PO BOX 2200  
FORT WORTH, TX 76113

**Administrator:** Davis, Jim

**County:** Uintah

**Total acres:** 4.03

**Start Date:** 11/01/2015

**Beneficiary:** School

**Expiration Date:** 10/31/2045

## BOND / INSURANCE DETAILS

**Principal Name:** QEP ENERGY COMPANY

**Amount:** \$40,000.00

**Bond Type:** Surety Bond

**Effective Date:** 02/01/2016

**Reference Number:** 906004399

**Issued By:** LIBERTY MUTUAL INSURANCE COMPANY

## NARRATIVE

QEP Energy Company has requested the release of the referenced bond. On the Director's Actions dated December 4, 2017 (ID #726) the Director accepted the assignment of SULA 1811 from QEP Energy to Finley Resources. Also on the Director's Actions dated December 4, 2017 (ID #773) the Director accepted a \$40,000.00 bond from RLI Insurance Company, Reference No. ROG0001108, as surety for Finley's operations under SULA 1811.

As a new bond has been supplied by Finley Resources, which meets the provisions of R850-30-800, the referenced bond will be released to Liberty Mutual Insurance, who provided the surety for QEP Energy.

## SUMMARY

Bond Reference No. 906004399 in the amount of \$40,000.00 was released to Liberty Mutual Insurance Company, 175 Berkeley St., Boston, MA 02117, which bond served as surety for QEP Energy Company.

## TYPE OF RECORD: APPROVAL

## CANCELLATION - GP 23400 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 859

## CONTRACT DETAILS

**Permittee:** BAR W ANGUS COMPANY, LLC

**Address:** C/O KOREY WRIGHT  
2230 SOUTH AIRPORT ROAD  
NEPHI, UT 84648

**Administrator:** Chamberlain, Scott

**County:** Utah

**Total acres:** 728.92

**Start Date:** 07/01/2014

**Beneficiary:** School

**Expiration Date:** 06/30/2029

**AUMs:** 79.00

## LAND PARCELS (GIS Review of Description: 07/23/2014)

T11S, R9E, SLB&M	Section 14 NW4NE4 (5 AUMS)	40.00 acres
T11S, R9E, SLB&M	Section 14 SE4SE4 (5 AUMS)	40.00 acres
T11S, R9E, SLB&M	Section 16 ALL (68 AUMS)	640.00 acres
T11S, R9E, SLB&M	Section 36 LOT 3 (1 AUM)	8.92 acres

## BACKGROUND

This permit is being canceled because the Agency sold 720 acres at public auction on November 15, 2017. The remaining 8.92 acres and one (1) AUM that was left in the permit will be added to another grazing permit that is owned by the same permittee.

The permittee was notified of this action and agreed to the action.

## SUMMARY

The permit is being canceled because the bulk of the land in the permit was sold at public auction.

## TYPE OF RECORD: APPROVAL

## COLLATERAL ASSIGNMENT APPROVAL GP 21148 13 GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Stewart, Slate

**ID:** 838

### CONTRACT DETAILS

**Permittee:** L & B FARM AND CATTLE

**Address:** PO BOX 905  
ENTERPRISE, UT 84725

**Administrator:** Stewart, Slate

**County:** Iron

**Total acres:** 897.28

**Start Date:** 07/01/2013

**Beneficiary:** School

**Expiration Date:** 06/30/2028

**AUMs:** 32.00

### SUMMARY

Bradley Bowler of L&B Farm & Cattle, LP, P.O. Box 905, Enterprise, UT 84725, has requested the School and Institutional Trust Lands Administration's permission to collaterally assign the above-referenced grazing permit to Western AgCredit, FLCA, P.O. Box 95850, South Jordan, UT 84095-0850.

The collateral assignment fee in the amount of \$50.00 has been submitted (Receipt #RF6543).

### TYPE OF RECORD: APPROVAL

## WAIVER OF LATE FEE - SULA 713 - TELECOMMUNICATION

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Bagley, Gary

**ID:** 853

### CONTRACT DETAILS

**Lessee:** MCI WORLDCOM

**Address:** C/O VERIZON RIGHT OF WAY  
6929 N LAKEWOOD DR  
MD-5.3.4009  
TULSA, OK 74117

**Administrator:** Bagley, Gary

**County:** Juab

**Total acres:** 0.06

**Start Date:** 10/01/1986

**Beneficiary:** School

**Expiration Date:** 09/30/2037

### LAND PARCELS (GIS Review of Description: 12/12/2017)

T14S, R5W, SLB&M Section 36 NE4NE4 (part of)

0.06 acres

### NARRATIVE

SULA 713 is a lease for a fiber optic regeneration station. The October 1, 2017 annual payment was received late and after considerable discussion, the Trust is now waiving the \$87.00 late fee for the following reasons:

- The lessee opposed the late fee because it responded that the late fee was not directly and specifically set forth in the contract, and should not be allowable.
- The lease, issued to MCI WorldCom, was been recently acquired by Verizon Right of Way and they were not familiar with the late fee requirements that pertain to the lease through rule and supporting case law.
- The cost versus benefit to the Trust justified waiving the late fee for this one-time occurrence. The lessee was provided written notice about the specific requirements for timely future lease payments. This is documented in the lease file. The lessee acknowledged the receipt of the notice and indicated it had adjusted its billing systems to avoid late payment problems in the future.
- The late fee of \$87.00 is waived for this late payment occurrence only.

### SUMMARY

The Director approved the waiver of late fees of \$87.00 for SULA 713 for reasons noted above.

### TYPE OF RECORD: APPROVAL

## REDUCTION AND CORRECTION OF ACREAGE - GP 22434 08 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Stewart, Slate

**ID:** 813

### CONTRACT DETAILS

**Permittee:** ROBERT HOLT FARMS INC

**Address:** PO BOX 130  
ENTERPRISE, UT 847250130

**Administrator:** Stewart, Slate

**County:** Iron

**Total acres:** 1,921.07

**Start Date:** 07/01/2008

**Beneficiary:** School

**Expiration Date:** 06/30/2023

**AUMs:** 127.00

### LAND PARCELS (GIS Review of Description: 11/29/2017)

T33S, R17W, SLB&M	Section 32	All	640.00 acres
T33S, R18W, SLB&M	Section 36	All	640.00 acres
T35S, R17W, SLB&M	Section 6	LOTS 6-7, E2SW4, SE4	320.19 acres
T35S, R18W, SLB&M	Section 2	LOTS 1-4, S2N2	320.88 acres

### NARRATIVE

The acreage and associated AUMs of this permit are being reduced and corrected due to the sale of 630 acres which were sold at the Trust's land sale auction held on Wednesday, November 15, 2017 (see PS 8598 and C-26761 on the Director's Actions dated October 2 [ID #552], December 4 [ID #757], and December 11, 2017 [ID #833]). The land was purchased by the permittee of record.

Through review of this action, it was discovered that additional acres and associated AUMs in this grazing permit are also included in multiple SULAs held by the permittee. These lands and the associated AUMs were also removed from this grazing permit since the respective SULAs allow for grazing of crop residues (SULAs 430, 646 and 710).

Prior to this action, this grazing permit contained 3,518.77 acres and 127 AUMs. GP 22434-08 will now contain 1,921.07 acres and 96 AUMs as described above.

### SUMMARY

The acreage and AUMs contained in GP 22434-08 have been reduced and corrected to reflect duplicated acreage and AUMs within SULAs 430, 646, and 710 and the acreage and AUMs which were sold as part of PS 8598/C-26761.

### TYPE OF RECORD: RECORD KEEPING

## APPROVAL OF SUBLEASE - GP 23418 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 819

### CONTRACT DETAILS

**Permittee:** BRYAN E AND SUSAN R ALLRED FAMILY TRUST

**Address:** 245 S 200 W  
PO BOX 116  
FOUNTAIN GREEN, UT 84632

**Administrator:** Chamberlain, Scott

**County:** Juab

**Total acres:** 1,768.62

**Start Date:** 07/01/2015

**Beneficiary:** School

**Expiration Date:** 06/30/2030

**AUMs:** 196.00

### SUMMARY

Permission is requested to sublease 51% (100 AUMs) to Triple P Brand, 432 North 900 East, Nephi, UT 84648. The sublease will be for a period of four (4) years, beginning July 1, 2017 and ending June 30, 2021.

The sublease fee for the first year in the amount of \$100.00 has been submitted.

### TYPE OF RECORD: APPROVAL

## APPROVAL OF SUBLEASE - GP 22447 09 - GRAZING (STANDARD)

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 847

### CONTRACT DETAILS

**Permittee:** OKELBERRY TINTIC, LLC

**Address:** 36 EAST 1500 SOUTH  
BOUNTIFUL, UT 84010

**Administrator:** Chamberlain, Scott

**County:** Juab

**Total acres:** 657.53

**Start Date:** 07/01/2009

**Beneficiary:** School

**Expiration Date:** 06/30/2024

**AUMs:** 25.00

### SUMMARY

Permission is requested to sublease 100% (25 AUMs) to Allred Sheep Co./Preston E. Allred, 22190 North 720 East, P.O. Box 352, Fountain Green, UT 84632. The sublease will be for a period of five (5) years, beginning July 1, 2017 and ending June 30, 2022.

The sublease fee for the first year in the amount of \$117.25 has been submitted.

### TYPE OF RECORD: APPROVAL

**PATENT NO. 20544 ISSUED - C 24976 - PS 7579****DA Date:** 12/18/2017**Status:** Approved by David Ure**Department:** Surface**Drafted By:** Lund, Diane**ID:** 851**CONTRACT DETAILS****Purchaser:** SIDDOWAY DIAMOND MOUNTAIN ASSN**Address:** 4165 SOUTH 1500 WEST  
VERNAL, UT 84078**Administrator:** Bartlett, Scott**County:** Uintah**Total acres:** 40.00**Start Date:** 11/01/1999**Beneficiary:** Reservoirs**Expiration Date:** 10/31/2021**LAND PARCELS** (GIS Review of Description: 12/11/2017)

T1N, R23E, SLB&amp;M Section 19 NE4SE4

40.00 acres

**SUMMARY**

This property was sold October 15, 1999 via Pre Sale No. 7579 and Certificate of Sale No. 24976 to Siddoway-Diamond Mountain Association. The property has been paid in full. Patent No. 20544 was issued on December 7, 2017.

**TYPE OF RECORD: RECORD KEEPING**

## PATENT NO. 20545 ISSUED - C 24977 - PS 7580

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Lund, Diane

**ID:** 850

## CONTRACT DETAILS

**Purchaser:** SIDDOWAY DIAMOND MOUNTAIN ASSN

**Address:** 4165 SOUTH 1500 WEST  
VERNAL, UT 84078

**Administrator:** Bartlett, Scott

**County:** Uintah

**Total acres:** 40.00

**Start Date:** 11/01/1999

**Beneficiary:** Reservoirs

**Expiration Date:** 10/31/2021

## LAND PARCELS (GIS Review of Description: 12/11/2017)

T1N, R23E, SLB&M    Section 20    NW4NW4

40.00 acres

## SUMMARY

This property was sold October 15, 1999 via Pre Sale No. 7580 and Certificate of Sale No. 24977. The property has been paid in full. Patent No. 20545 was issued on December 7, 2017.

## TYPE OF RECORD: RECORD KEEPING

## APPROVAL - RIP 710 - RANGE IMPROVEMENT

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 844

## CONTRACT DETAILS

**Lessee:** BUREAU OF LAND MANAGEMENT

**Address:** 2370 S DECKER LAKE BLVD  
WEST VALLEY CITY, UT 84119

**Administrator:** Chamberlain, Scott

**County:** Juab; Tooele

**Total acres:** 634.76

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 07/26/2017)

T10S, R7W, SLB&M	Section 2	ALL	307.99 acres
T11S, R7W, SLB&M	Section 2	LOTS 3 & 4, S2NW4, SW4	326.77 acres

## BACKGROUND

### REQUESTED/PROPOSED ACTION:

The applicant proposes to bullhog 285 acres of juniper trees and to seed the sites. This is a sage-grouse enhancement project.

### RELEVANT FACTUAL BACKGROUND:

The applicant submitted a proposal for this range improvement project on July 7, 2017. The applicant is doing the project with the assistance of the Utah Division of Wildlife Resources ("DWR").

The project was submitted by DWR to the Resource Development Coordinating Committee ("RDCC") (RDCC project #60122). No comments were received.

The Trust's archaeological staff has verified that clearance was completed. There is one (1) site that will be avoided.

A search of Trust records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: GP 22572-10, GP 22399-08, and GP 22399-A08. Due to the nature of the project the grazing permits will be required to rest this portion of the allotment.

## NARRATIVE

### EVALUATION OF THE FACTS:

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

The project cost on trust lands is valued at \$89,178. Funding is through the Watershed Restoration Initiative ("WRI"). Because the applicant is not the permittee of record, the project will not be eligible for amortization. Note: the life of the project (the benefit) is 20 years.

## SUMMARY

This range improvement project to the applicant proposes to bullhog 285 acres of juniper trees was approved.

## TYPE OF RECORD: APPROVAL

## FIVE-YEAR REVIEW - SULA 1326 - RESIDENTIAL

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Torgerson, Bryan

**ID:** 820

### CONTRACT DETAILS

**Lessee:** MARLIN RED STEWART

**Address:** 2751 WEST SAN MIGUEL AVE.  
NORTH LAS VEGAS, NV 89032

**Administrator:** Torgerson, Bryan

**County:** Grand

**Total acres:** 10.00

**Start Date:** 01/01/2003

**Beneficiary:** School

**Expiration Date:** 12/31/2022

### LAND PARCELS (GIS Review of Description: 11/29/2017)

T25S, R20E, SLB&M Section 32 WITHIN

10.00 acres

### BACKGROUND

The authorized use of the subject parcel is for the construction and maintenance of one (1) recreational cabin, and other authorized ancillary improvements. The review date is January 1, 2018.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease agreement.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The lessee has provided proof of adequate insurance coverage. The lease allows the Trust to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. Trust staff have determined that no bond is required at this time.

#### WATER RIGHTS AND WELLS:

Water Right No. 01-1098 (a27427) is associated with this lease, and it is in the name of the Trust. This is an underground right from a well on Trust property.

#### ENVIRONMENTAL COMPLIANCE:

The property was inspected and reviewed for environmental compliance on November 30, 2017. The lease inspection indicated it would be rated as low risk. There is no evidence of underground petroleum storage tanks stored on the lease property. All oil and gas containers are being properly stored. The complete environmental report is in the lease file.

### FINANCIAL/REVENUE

The lease agreement provides for periodic increases in the annual base rental amount. Pursuant to the lease agreement, it is recommended that the annual base rental be increased from \$1,170.00 per year to \$1,190.00 per year, effective January 1, 2018.

A certified notice was sent informing the lessee of this action. No response has been received.

After a preliminary analysis pursuant to Board policy, the value of comparable, unimproved properties in the area has been estimated to be approximately \$3,000.00 per acre. Based on this analysis, it has been determined that an appraisal is not warranted, and that any rental increase should be tied to comparable lease rentals and/or published federal rental schedules. The existing lease is currently considered the highest and best use of a parcel of this type of land.

Annual Base Rental: \$1,190.00

Rental per acre: \$119.00

### SUMMARY

**FIVE-YEAR REVIEW - SULA 1326 - RESIDENTIAL****(Continued)**

The annual rental has been increased from \$1,170.00 to \$1,190.00, effective January 1, 2018. The next five-year review will be completed by January 1, 2023.

**TYPE OF RECORD: APPROVAL**

## THREE-YEAR REVIEW - SULA 990 - AGRICULTURE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 804

### CONTRACT DETAILS

**Lessee:** LUND RANCH

**Address:** P O BOX 730  
GUNNISON,, UT 84634

**Administrator:** Chamberlain, Scott

**County:** Sanpete

**Total acres:** 32.40

**Start Date:** 03/01/1994

**Beneficiary:** Utah State University

**Expiration Date:** 02/28/2034

### LAND PARCELS (GIS Review of Description: 11/28/2017)

T19S, R1W, SLB&M	Section 21	N2NE4SE4 (PARTIAL)	19.71 acres
T19S, R1W, SLB&M	Section 22	PART OF TRACT 66 (N2NW4SW4)	12.69 acres

### BACKGROUND

The authorized use of the subject parcel is for irrigation water storage ponds and associated water line. The review date is March 1, 2018.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease agreement.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The lessee has provided proof of adequate insurance coverage. The lease allows the Agency to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. No performance and reclamation bond is currently in place, and upon consultation with the Agency's environmental compliance manager, it has been determined that amount is adequate for the current risks associated with the lessee's current uses.

#### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

#### ENVIRONMENTAL COMPLIANCE:

The property was inspected and reviewed for environmental compliance on November 6, 2017. The lease inspection indicated it would be rated as low risk. There is no evidence of underground petroleum storage tanks stored on the lease property. There are no oil and gas containers being stored. The complete environmental report is in the lease file.

### FINANCIAL/REVENUE

The lease agreement provides for periodic increases in the annual base rental amount. Pursuant to the lease agreement, it is recommended that the annual base rental be increased from \$630.00 per year to \$670.00 per year, effective March 1, 2018.

A certified notice was sent informing the lessee of this action. No response has been received.

After a preliminary analysis pursuant to Board policy, the value of comparable, unimproved properties in the area has been estimated to be approximately \$500.00 per acre. Based on this analysis, it has been determined that an appraisal is not warranted, and that any rental increase should be tied to comparable lease rentals and/or published federal rental schedules. The existing lease is currently considered the highest and best use of a parcel of this type of land.

Annual Base Rental: \$670.00  
Rental per acre: \$20.68

**SUMMARY**

The annual rental has been increased from \$630.00 to \$670.00, effective March 1, 2018. The next three-year review will be completed by March 1, 2021.

**TYPE OF RECORD: APPROVAL**

## THREE-YEAR REVIEW - SULA 989 - AGRICULTURE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 802

### CONTRACT DETAILS

**Lessee:** O'DRISCOLL, FRANKLIN J

**Address:** P O BOX 964  
GUNNISON, UT 84634

**Administrator:** Chamberlain, Scott

**County:** Sanpete

**Total acres:** 19.84

**Start Date:** 03/01/1994

**Beneficiary:** School

**Expiration Date:** 02/28/2034

### LAND PARCELS (GIS Review of Description: 11/29/2017)

T19S, R1W, SLB&M Section 16 E2 OF TRACT #85 PIUTE LOCAL SURVEY AKA E2SW4SE4 19.84 acres

### BACKGROUND

The authorized use of the subject parcel is for irrigation water storage ponds and associated water line. The review date is March 1, 2018.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease agreement.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The lessee has been asked to provide proof of adequate insurance coverage. The lease allows the Agency to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. No performance and reclamation bond is currently in place, it has been determined that this is adequate for the current risks associated with the lessee's current uses.

#### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

#### ENVIRONMENTAL COMPLIANCE:

The property was inspected and reviewed for environmental compliance on November 6, 2017. The lease inspection indicated it would be rated as low risk. There is no evidence of underground petroleum storage tanks stored on the lease property. There are no oil and gas containers being stored. The complete environmental report is in the lease file.

### FINANCIAL/REVENUE

The lease agreement provides for periodic increases in the annual base rental amount. Pursuant to the lease agreement, it is recommended that the annual base rental be increased from \$630.00 per year to \$670.00 per year, effective March 1, 2018.

A certified notice was sent informing the lessee of this action. The lessee did contact the administrator to voice their displeasure with the increase. However, the lessee did agree to the increase and will not protest the action.

After a preliminary analysis pursuant to Board policy, the value of comparable, unimproved properties in the area has been estimated to be approximately \$500.00 per acre. Based on this analysis, it has been determined that an appraisal is not warranted, and that any rental increase should be tied to comparable lease rentals and/or published federal rental schedules. The existing lease is currently considered the highest and best use of a parcel of this type of land.

Annual Base Rental: \$670.00

Rental per acre: \$33.77

### SUMMARY

## THREE-YEAR REVIEW - SULA 989 - AGRICULTURE

(Continued)

The annual rental has been increased from \$630.00 to \$670.00, effective March 1, 2018. The next three-year review will be completed by March 1, 2021.

## TYPE OF RECORD: APPROVAL

## AMENDMENT #4 - DEVL 1064 - DEVELOPMENT LEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 843

## CONTRACT DETAILS

**Lessee:** THE DAMMERON CORPORATION

**Address:** 1 DAMMERON VALLEY DRIVE EAST  
DAMMERON VALLEY, UT 84783

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 524.00

**Start Date:** 10/16/2014

**Beneficiary:** School of Mines 143.00 ac (27.29%);  
University of Utah 381.00 ac (72.71%)

**Expiration Date:** 10/16/2024

**Project Code:** DMRON 000 00 000

**Project Name:** Dammeron Valley

## NARRATIVE

This amendment provides that the School and Institutional Trust Lands Administration ("SITLA") retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee. The effective date of the amendment is January 1, 2017.

## SUMMARY

This amendment provides that SITLA retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee.

## TYPE OF RECORD: APPROVAL

## AMENDMENT #5 - DEVL 729 - DEVELOPMENT LEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 842

### CONTRACT DETAILS

**Lessee:** SUN RIVER DEVELOPMENT

**Address:** 1404 WEST SUN RIVER PARKWAY  
ST GEORGE, UT 84790

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 289.45

**Start Date:** 12/05/2005

**Beneficiary:** School

**Expiration Date:** 10/01/2021

**Project Code:** SOBLK 003 00 000 000

**Project Name:** South Block / SunRiver / DEVL 729

### NARRATIVE

This amendment provides that the School and Institutional Trust Lands Administration ("SITLA") retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee. The effective date of the amendment is January 1, 2017.

### SUMMARY

This amendment provides that SITLA retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee.

### TYPE OF RECORD: APPROVAL

## AMENDMENT #4 - DEVL 744 - DEVELOPMENT LEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 841

### CONTRACT DETAILS

**Lessee:** QUALITY EXCAVATION

**Address:** 1472 EAST 3950 SOUTH  
ST. GEORGE, UT 84790

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 76.01

**Start Date:** 02/23/2006

**Beneficiary:** School

**Expiration Date:** 01/01/2019

**Project Code:** TNQTS 004 00 000 000    **Project Name:** Tonaquint Height / DEVL 744

### NARRATIVE

This amendment provides that the School and Institutional Trust Lands Administration ("SITLA") retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee. The effective date of the amendment is January 1, 2017.

### SUMMARY

This amendment provides that SITLA retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee.

### TYPE OF RECORD: APPROVAL

## AMENDMENT #3 - DEVL 1075 - DEVELOPMENT LEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 840

### CONTRACT DETAILS

**Lessee:** CW CORAL CANYON, LLC

**Address:** 1222 WEST LEGACY CROSSING  
BOULEVARD  
SUITE 6  
CENTERVILLE, UT 84014

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 789.64

**Start Date:** 10/29/2016

**Beneficiary:** Institution for the Blind 15.55 ac (1.97%);  
Miners Hospital 355.21 ac (44.99%);  
Public Buildings 0.27 ac (0.03%);  
School 149.10 ac (18.88%);  
Utah State University 250.33 ac (31.70%);  
Youth Development Center 19.18 ac (2.43%)

**Expiration Date:** 10/29/2026

**Project Code:** SUNCR 005 00 000

**Project Name:** Coral Canyon 2016 Development Lease

### NARRATIVE

This amendment provides that the School and Institutional Trust Lands Administration ("SITLA") retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee. The effective date of the amendment is January 1, 2017.

### SUMMARY

This amendment provides that SITLA retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee.

### TYPE OF RECORD: APPROVAL

## AMENDMENT #3 - DEVL 754 - DEVELOPMENT LEASE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Development

**Drafted By:** Roe, Alan

**ID:** 839

## CONTRACT DETAILS

**Lessee:** IVORY SOUTHERN, LLC

**Address:** 978 WOODOAK LANE  
SALT LAKE CITY, UT 84117

**Administrator:** Pasley, Kyle

**County:** Washington

**Total acres:** 443.76

**Start Date:** 05/08/2006

**Beneficiary:** School

**Expiration Date:** 12/18/2018

**Project Code:** HIDVL 002 00 000 000

**Project Name:** Hidden Valley Phase II and III / DEVL 754

## NARRATIVE

This amendment provides that the School and Institutional Trust Lands Administration ("SITLA") retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee. The effective date of the amendment is January 1, 2017.

## SUMMARY

This amendment provides that SITLA retains its right to enter and control the leased property until active development starts. This provision will reduce the privilege tax liability of the lessee.

## TYPE OF RECORD: APPROVAL

## INTEREST RATE

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Accounting

**Drafted By:** Babinsky, Michael

**ID:** 867

## FINANCIAL/REVENUE

Following are the current and past year prime rates:

CURRENT YEAR:	4.25%
ONE YEAR AGO:	3.50%

Separately, a late penalty of 6% or \$30.00, whichever is greater, shall be charged after failure to pay any financial obligation, excluding royalties as provided in R850-5-300(2), within the time limit under which such payment is due.

Interest on delinquent royalties shall be based on the prime rate of interest at the beginning of each month, plus 4%.

## TYPE OF RECORD: APPROVAL

**CERTIFICATES OF SALE - PAID IN FULL****DA Date:** 12/18/2017**Status:** Approved by David Ure**Department:** Accounting**Drafted By:** Babinsky, Michael**ID:** 849

CONTRACT	NAME	BENE	COUNTY	TYPE
C 24593	RASMUSSEN, KREIG & DIXIE	IB	SEVR	PUB
C 24595	ROBERT L BAGLEY FAMILY TRUST	IB	SEVR	PUB
C 24598	STEVE M HEATON	SCH	KANE	PUB

**SUMMARY**

Certificate of Sale 24593 was paid in full on October 30, 2017.

Certificate of Sale 24595 was paid in full on November 2, 2017.

Certificate of Sale 24598 was paid in full on October 23, 2017.

**TYPE OF RECORD: APPROVAL**

## REFUND - ROW 3119 - RIGHT OF WAY

**DA Date:** 12/18/2017

**Status:** Approved by David Ure

**Department:** Accounting

**Drafted By:** Babinsky, Michael

**ID:** 852

## CONTRACT DETAILS

**Lessee:** NEWFIELD PRODUCTION COMPANY

**Address:** 24 WATERWAY AVE  
SUITE 900  
THE WOODLANDS, TX 77380

**Administrator:** Bartlett, Scott

**County:** Duchesne

**Total acres:** 0.80

**Start Date:** 01/01/1985

**Beneficiary:** School

**Expiration Date:** 10/31/2015

## BACKGROUND

The lessee made a \$20.00 rental payment on November 15, 2017; however, the lease was set for a 30-year primary term and expired on October 31, 2015, therefore no payment was due.

## NARRATIVE

A refund in the amount of \$20.00 was verified by Scott Bartlett, lease administrator of the Surface Group.

## FINANCIAL/REVENUE

A refund in the amount of \$20.00 was completed.

## SUMMARY

The lessee was refunded \$20.00 for a rental over payment

## TYPE OF RECORD: APPROVAL